



**CITY OF MANCHESTER, NH
ZONING BOARD OF ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101-2097
TEL: (603) 624-6328
FAX: (603) 624-6529**

March 24, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
Thursday, April 3, 2003
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #45-ZO-03 – Tim Guillemette (Agent) proposes to occupy building for Granite State Collision Center and seeks a **variance** from Sections 8.17 (A) Automotive Service Stations (lot area), 8.23 Vehicle Storage, 10.03 (A) number of parking spaces and 10.06 (B) accessible spaces of the Z.O., as per plans submitted February 5, 2003, at **71 Sinclair Ave.**
2. Case #46-ZO-03 – Luke Hovland (Agent) proposes to replace existing signage with eight banner signs and one projecting sign and seeks a **variance** from Sections 9.07, 9.07 (F) signs prohibited and 9.08 (B) signs permitted of the Z. O., as per plans submitted February 10, 2003, at **289 Pine St.**
3. Case #47-ZO-03 – Steven Cotran (Owner) proposes to convert from residential to office use and seeks a **variance** from Sections 5.10 (H-1) (1) Real Estate Office and 10.02 (F) Business Parking in residential district of the Z.O., as per plans submitted February 19, 2003, at **685-689 Massabesic St.**
4. Case #48-ZO-03 – Esther Fleurant (Owner) proposes to create an in-home day care and seeks a **special exception** from Section 5.11 (L) 6 Accessory Child Care of the Z.O., as per plans submitted February 14, 2003, at **167 Auburn St.**
5. Case #49-ZO-03 – David Pearson (Agent) proposes to build a 32' x 40', 2-story garage w/storage above; also create parking and seeks a **special exception** from Section 5.10 (H-6) (7) funeral parlor and a **variance** from Sections 6.07 lot coverage, 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening, 10.07 (I) (1) parking bumpers, 10.03 (D) accessible spaces and 10.02 (F) business parking in residential district of the Z.O., as per plans submitted February 19, 2003, at **285 Manchester St.**

6. Case #50-ZO-03 – William Zurek (Owner) proposes to build a 25'-6" x 38' third story to existing two-story home; also maintain deck, pool and extension of driveway for parking space in front yard and seeks a **variance** from Sections 6.07 side yard, rear yard and height in stories and 10.09 (B) parking setbacks of the Z.O., as per plans submitted February 21, 2003, at **244 Charlotte St.**
7. Case #51-ZO-02 – Richard Levasseur (Owner) proposes to raise and change pitch of roof on entire dwelling for attic storage; also maintain three sheds and bulkhead on rear of home and seeks a **variance** from Sections 6.07 side yard & rear yard and 8.24 (A) (3) accessory structures of the Z.O., as per plans submitted February 20, 2003, **805 Corning Rd.**
8. Case #52-ZO-03 – Lori Spaeth (Owner) proposes to build a second floor addition for added living space and seeks a **variance** from Section 6.07 front yard and side yards (2) of the Z. O., as per plans submitted February 28, 2003 at **53 Fern Lane.**
9. Case #53-ZO-03 – Evans Rindoria (Owner) proposes to convert a 5-family dwelling to a 6-family dwelling and provide no additional parking spaces where four spaces exist per previous variance, Case #73-ZO-71 and seeks a **variance** from Sections 8.04 minimum lot area and 10.03 (B) number of parking spaces of the Z.O., as per plans submitted February 27, 2003, at **394 Rimmon St.**
10. Case #54-ZO-03 – Ismail Kahya (Agent) proposes to convert from an auto glass business to a deli/bagel shop and convenience store and seeks a **variance** from Sections 6.07 rear yard, 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening, 10.06 (A) & (B) parking layout, 8.22 (E) visibility at corner, 8.24 (A) accessory structures, 10.07 (G) landscaping and 9.08 signs of the Z.O., as per plans submitted February 19, 2003, at **373 Hanover St.** Sections 5.10 (G) (4) restaurant and 5.10 (F) (3) store are uses that require a Conditional Use Permit from the Planning Board.
11. Case #55-ZO-03 – **433-435 Hanover St.** – Subsequent Application to be acted upon at Business Meeting.
12. Case #56-ZO-03 – Timothy King (Owner) proposes to build a 3-season porch on existing deck, granted by **variance** Case #193-ZO-87 and seeks a variance from Section 6.07 side yard and rear yard of the Z. O., as per plans submitted March 6, 2003, at **1199 Wellington Rd.**
13. Case #57-ZO-03 – Philip Wakeman (Owner) proposes to build a 2-stall, 1-story garage and seeks a **variance** from Section 6.07 side yard setback, as per plans submitted February 28, 2003, at **138 Erskine Ave.**
14. Case #58-ZO-03 – Richard Aldrich (Owner) proposes to build an 8' x 16', 1-story, 3-seasons porch and maintain two sheds in side yard and seeks a **variance** from Section 8.24 (A) accessory structures of the Z.O., as per plans submitted March 3, 2003, at **393 Brunelle Ave.**

15. Case #59-ZO-03 – **416 Spruce St.** – Subsequent Application to be acted upon at Business Meeting.
16. Case #60-ZO-03 – Maureen Tarpy (Owner) proposes to build a 16' x 16', 1-story addition and seeks a **variance** from Section 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted February 26, 2003, at **387 Webster St.**
17. Case #61-ZO-03 – Marjorie Anagnos (Owner) proposes to build a 24' x 24', 2-story, 2-stall garage with storage above; also relocate driveway and seeks a **variance** from Section 6.07 street yard and rear yard setbacks of the Z.O., as per plans submitted March 18, 2003, at **293 Old Wellington Rd.**
18. Case #62-ZO-03 – Thomas Christie (Trustee) proposes to build a 20' x 25' addition to existing 4-family dwelling, built under variance, Case #02-ZO-82, enlarging living space for one unit and providing garage under and seeks a **variance** from Section 11.04 (F) expansion of the Z.O., as per plans submitted March 20, 2003, at **31 Springview Ave.**
19. Case #63-ZO-03 – Theodore Treibick (Agent) proposes to subdivide parcel into nine lots; at lots 3 & 4 and 5 & 6 create shared driveways with a width of 30' where 24' is allowed; at lot 8, allow placement of home with the primary façade facing the rear of the lot and seeks a variance from Sections 10.08 (C) driveway width for lots 3 & 4 and 5 & 6 and Article 3.03 "Lot line, front" and "Primary Façade" for lot 8 of the Z.O., as per plans submitted March 7, 2003, at **80 Hamel Dr.**
20. Case #64-ZO-03 – Dennis Proulx (Agent) proposes to maintain side yard parking and steps in front setback and seeks a variance from Section 6.07 street yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 2, 2002, at **273 Mitchell St.**
21. Case #65-ZO-03 – John Letares (Owner) proposes to provide front yard parking and seeks a variance from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted March 7, 2003, at **193 Flint St.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities.